

**17 Butternut Drive, Lyndhurst, Vic 3975**

**AREA SPECIALIST**

**House For Sale**

Saturday, 18 November 2023

17 Butternut Drive, Lyndhurst, Vic 3975

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Alice Phuong  
0422199270

**\$655,000 - \$720,500**

Its Addressed: Begin your journey with a clever design that elevates everyday living. Common areas are strategically arranged, maximizing both space and intimacy. The four bedrooms are secluded havens, providing the perfect balance of privacy and roominess for the entire family. Here, an open living and dining area effortlessly flows into a modern kitchen adorned with stone benchtops and premium appliances. This isn't just a living space; it's a symphony of modern living designed to elevate your lifestyle.

Notable Features of this Property:

1. Strategic Location:
  - Within Hampton Park Secondary College and Lynbrook Primary School catchment area.
  - A 6-minute walk from Lynbrook Train Station for a stress-free commute.
  - Easy access to the Eastern Port Highway for seamless regional connectivity.
2. Exterior Highlights:
  - Captivating modern facade.
  - Secure lock-up garage with remote control.
  - Spacious painted concrete driveway for additional parking.
  - Thoughtfully designed, easily maintained landscaping.
3. Year-Round Comfort:
  - Evaporative cooling and ducted heating for consistent comfort.
4. Outdoor Charm:
  - Backyard with alfresco (dinning outdoor).
  - Open-plan living and dining area with luxe timber-laminate flooring.
  - Blinds and curtains for privacy and shade.
  - Contemporary light grey and white aesthetic for a fresh, modern feel.
  - Convenient concrete pathway for easy access.
5. Culinary Delight:
  - Kitchen featuring 20mm stone countertops.
  - 600mm electric oven, gas burner cooktop, and gourmet rangehood.
  - Elegant gooseneck mixer and stainless-steel dishwasher.
6. Comfortable Living Spaces:
  - Four well-sized bedrooms with plush carpet and built-in robe storage.
  - Main bedroom with a large walk-in robe and private ensuite.
  - Contemporary bathrooms with quality tiles, stone-top vanity units, and semi-frameless showers.

Everything You Need Is Within Arm's Reach:

- Educational Opportunities: Hampton Park Secondary College and Lynbrook Primary School nearby.
- Transportation Convenience: A short 6-minute walk to Lynbrook Train Station.
- Easy access to the Eastern Port Highway for regional connectivity.
- Recreation and Relaxation: Surrounding parks and outdoor spaces for family play and relaxation.
- Local Amenities: Close proximity to hospitals, universities, and shopping centre.
- Convenient Lifestyle: Seamless access to the M1, M 780 and M 420 freeways.
- Parks and sports facilities make this an ideal family home or investment.

Don't let this opportunity slip away—secure the ideal family lifestyle in a convenient and tranquil location. Call Area Specialist-Alice Phuong (ASAP) at 0422 199 270 to arrange a private inspection today. For more Real Estate in Lyndhurst contact your Area Specialist. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.